

Deposits & Fees



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How much can my landlord charge me for a security/damage deposit?



Not more than HALF of one month's rent!

Requesting first and last month's rent as a deposit is illegal in BC.¹

EXCEPTION: If your landlord allows pets, they can also charge you a separate pet deposit of up to half the monthly rent.²

If you have been overcharged, you can notify your landlord and deduct the extra amount from your next rent payment. You can also apply to the Residential Tenancy Branch (RTB) to recover the overpayment.³

Steps to get your deposit back after you move out:

1. Give your landlord your forwarding mailing address within one year of ending your tenancy.

You must fill out form RTB-41 to prove that you properly gave your landlord your forwarding address.⁴



2. After you provide your forwarding address, your landlord has 15 days to either:

- Return your deposit,
- Get your written permission to keep some or all your deposit, and return the remaining amount to you; or
- Apply for a dispute resolution to keep some or all your deposit.



Security deposits accumulate interest over time. Your landlord must return your security deposit to you **WITH INTEREST**.

You can find a deposit interest calculator on the RTB website.

3. If, after 15 days, your landlord has not done any of these steps, they lose their right to keep the deposit. You can apply for a "direct request" to the RTB for **DOUBLE** the amount of the deposit.⁵



If your landlord asks to keep some or all your security deposit, you do not have to agree!

If you disagree with your landlord's request, the landlord will have to apply for permission and prove their case to the RTB.



Deposits and Condition Inspection Reports

If your landlord does not give you at least two opportunities to participate in both a move-in and move-out condition inspection of your unit, OR does not give you a copy of the report, **they lose the right** to keep your security deposit for any damage to the unit.

If you do not participate in a move-in or move-out inspection after your landlord offers you two opportunities to do so, **you lose the right** to have your deposit returned.

A landlord can use the Condition Inspection Report form RTB-27, or can create their own as long as it includes the standard information in Section 20 of the RTR. If you and your landlord do a walk-through but don't fill out the form, the inspection does not count.

When is my landlord allowed to charge me extra fees?

Your landlord is only allowed to charge you the fees listed in Section 6 and 7 of the Residential Tenancy Regulation (RTR). Common examples include:

- **Up to \$25 fee for late rent** if it's written in your tenancy agreement.
- **Fee to replace or provide additional keys**, but this cannot be more than the cost of the key itself.

Watch out for illegal fees! Your landlord is NEVER allowed to charge you for:

- **Rental applications** even if they plan to return it or apply it to the rent or deposit. This includes fees to investigate an applicant.
- **Guests** even if they stay overnight.

TRAC receives ongoing support from:

English



Department of Justice
Canada

Ministère de la Justice
Canada

This is general information that applies to British Columbia, Canada. TRAC cannot guarantee that it is current or complete. This fact sheet is not meant as legal advice for specific legal problems. Use at your own risk and consult a lawyer if you need legal advice. V1 July, 2025.

For More Information

- 1 See RTB Policy Guideline 29 for information on security deposits.
- 2 See Section 18(2) of the Residential Tenancy Act (RTA) for information on pet damage deposits.
- 3 See Section 19(2) of the RTA regarding overpaying a deposit.
- 4 See RTB Policy Guideline 49, Section F on proving service of the forwarding address.
- 5 See Section 38(6)(b) of the RTA.